

# FOR LEASE

552 Hi Tech Parkway | Oakdale | CA | 95361



*This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers should conduct their own due diligence.*

**HIGH  
PRICE &  
LEFFLER**  
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# Property Overview

<b>Address:</b>	552 Hi Tech Parkway Oakdale, CA	<b>Year Built:</b>	1997
<b>Lease Rate:</b>	\$ 0.85 PSF MG	<b>Parcel Number:</b>	064-039-009
<b>Building Size(s):</b>	± 7,980 SF	<b>Zoning:</b>	Light Industrial
<b>Lot Size(s):</b>	± 21,780 SF / ± 0.50 AC	<b>Procuring Broker Fee:</b>	2.5%

## Overview:

552 Hi Tech Parkway offers an excellent leasing opportunity within Oakdale's premier Hi Tech Industrial Park, one of the Central Valley's most established industrial and business corridors. The property consists of ± 7,980 SF situated on a ±0.50-acre parcel, providing a functional layout suitable for manufacturing, warehousing, distribution, contractor services, and a variety of industrial operations. Ideally located just off Yosemite Avenue and Highway 108, the facility offers convenient access to major transportation routes throughout Stanislaus County and beyond. Surrounded by a strong concentration of industrial and commercial users, 552 Hi Tech Parkway combines a strategic location, efficient industrial functionality, and a professional business environment, making it an exceptional opportunity for companies seeking quality space in the growing Oakdale market.

## Key Highlights:

- Office Area
- Restroom
- ±15 Ft Clear Height Front Warehouse
- ±14-16 Ft Clear Height Back Warehouse

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# Location Map



**FOR LEASE**  
**536 Hi Tech Pkwy**  
**552 Hi Tech Pkwy**

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# Photo Gallery



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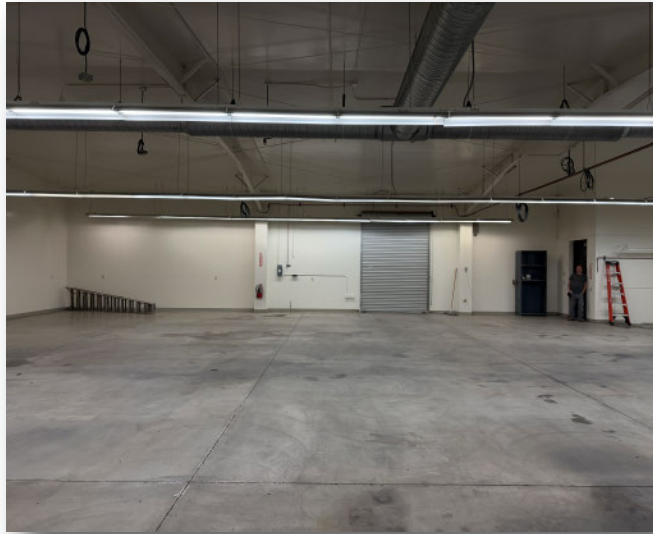
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# Parcel Map

POR. NE 1/4 SECTION 23 T.2S. R.10E. M.D.B.& M.  
RAHMO PLAZA (30M53)

004 006 064 - 039

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



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